HARRISONS
CHARTERED SURVEYORS

Medway Office
01634 265900

Maidstone Office
01622 944000

CAFÉ SPACE IN NEWLY CONSTRUCTED SPORTS CENTRE

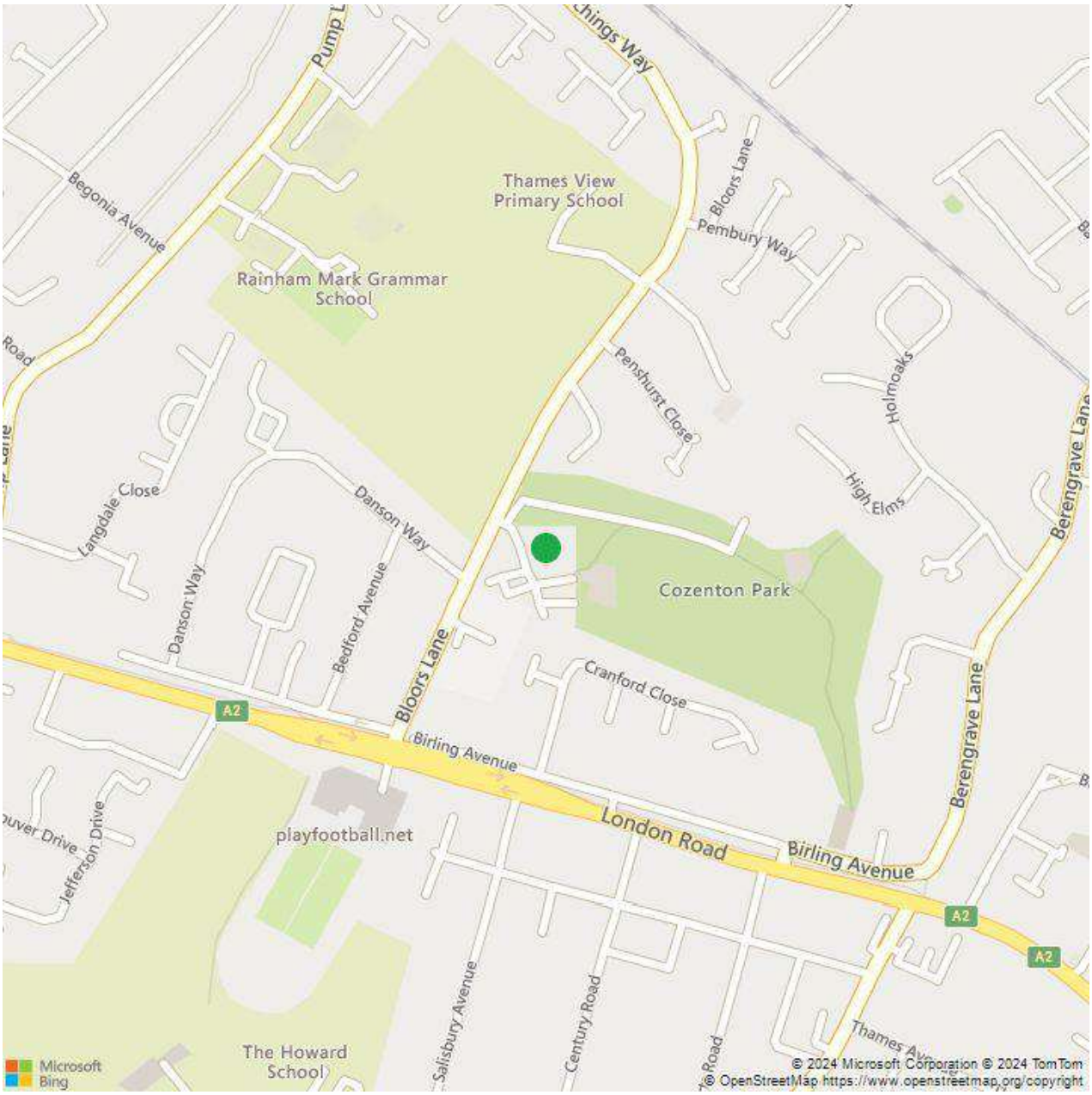
327 Sq Ft (30.44 Sq M)
Plus communal seating area

TO LET

CAFÉ SPACE IN COZENTON PARK SPORTS CENTRE, BLOORS LANE, RAINHAM, GILLINGHAM, KENT ME8 7EG

LOCATION:

The Sports Centre is situated on the grounds of Cozenton Park, close to the junction between Bloors Lane and the A2 (London Road). Rainham Mainline Station is close by and J4 of the M2 is approximately 3.5 miles away.



DESCRIPTION:

The modern café facility is situated between the front entrance and reception of the newly completed Cozenton Park Sports Facility (formerly Splashes). The space comprises a servery, kitchen, a heated/air conditioned indoor seating area with provision for 40 covers and double doors leading to a patio for the option of outdoor seating. The servery includes a hot and cold display cabinet and 2 stainless steel hand wash basins.

The seating area is a spectator viewing area, so the Café Operator will get custom from sports centre customers watching lessons. It is not a seating area dedicated for café use, however the Café Operator will be expected to clear tables and keep the seating area clean. There will be shared bins for the café to use, with the Centre covering waste removal.

Maidstone Office: Springfield Rag Room, Mill Lane, Maidstone, Kent, ME14 1GU
info@harrisons.property **| T:** 01622 944000
Medway Office: Innovation Centre Medway, Maidstone Road, Chatham, Kent ME5 9FD
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ACCOMMODATION:

All areas are approximate and internal:

Servery:	145 sq ft	(13.51 sq m)
Kitchen:	182 sq ft	(16.93 sq m)
Seating area:	1080 sq ft	(100.33 sq m)
Total:	1,408 sq ft	(130.77 sq m)

Patio area for outdoor seating

Communal male and female WCs within the sports centre

TERMS:

A new Internal Repairing and Insuring lease for a term to be agreed.

RENT:

£15,000 per annum inclusive of service charge.

Tenants will need to install their own electricity meter and electrical sockets.

FOOD OFFERING:

Coffee shop offerings, i.e. sandwiches/toasted sandwiches, salad boxes, cakes/pastries, hot/cold drinks. Menu options should refelct the council's healthier lifestyles policy. No fried foods as there is no extraction. The café business is expected to work in partnership with the centre staff where possible.The centre manager will make final decisions on all activities within the sports centre.

HOURS OF USE:

Normal opening hours:

- Monday to Friday: 6.30am to 9pm
- Saturday and Sunday: 8am to 4pm.

The café can choose their own opening hours in line with the above times (subject to approval), but must be cleared up/closed prior to the closing times.

The café will have the opportunity to cater for parties/events held at the Centre, held every Saturday afternoon/evening, with roughly 2-4 parties expected per week. Plans for party/meeting room catering packages should be included in the application.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

APPLICATIONS:

Applications put forward must include a written business case submission including their rental offer. Applicants will need to explain their proposals for food/drink offering, as well as a business plan and their experience in running café operations. Food handling/hygiene certificates and appropriate qualifications will also need to be included within the application.

The Council will not be bound to accept any party applying but will consider each application on their merits. Shortlisted applicants will be expected to meet with the Council/Sports Centre, potentially with a taster session, so that it can be fully appraised, before the party is chosen.

The closing date for applications will be **Monday 18th November 2024**.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

To be assessed.

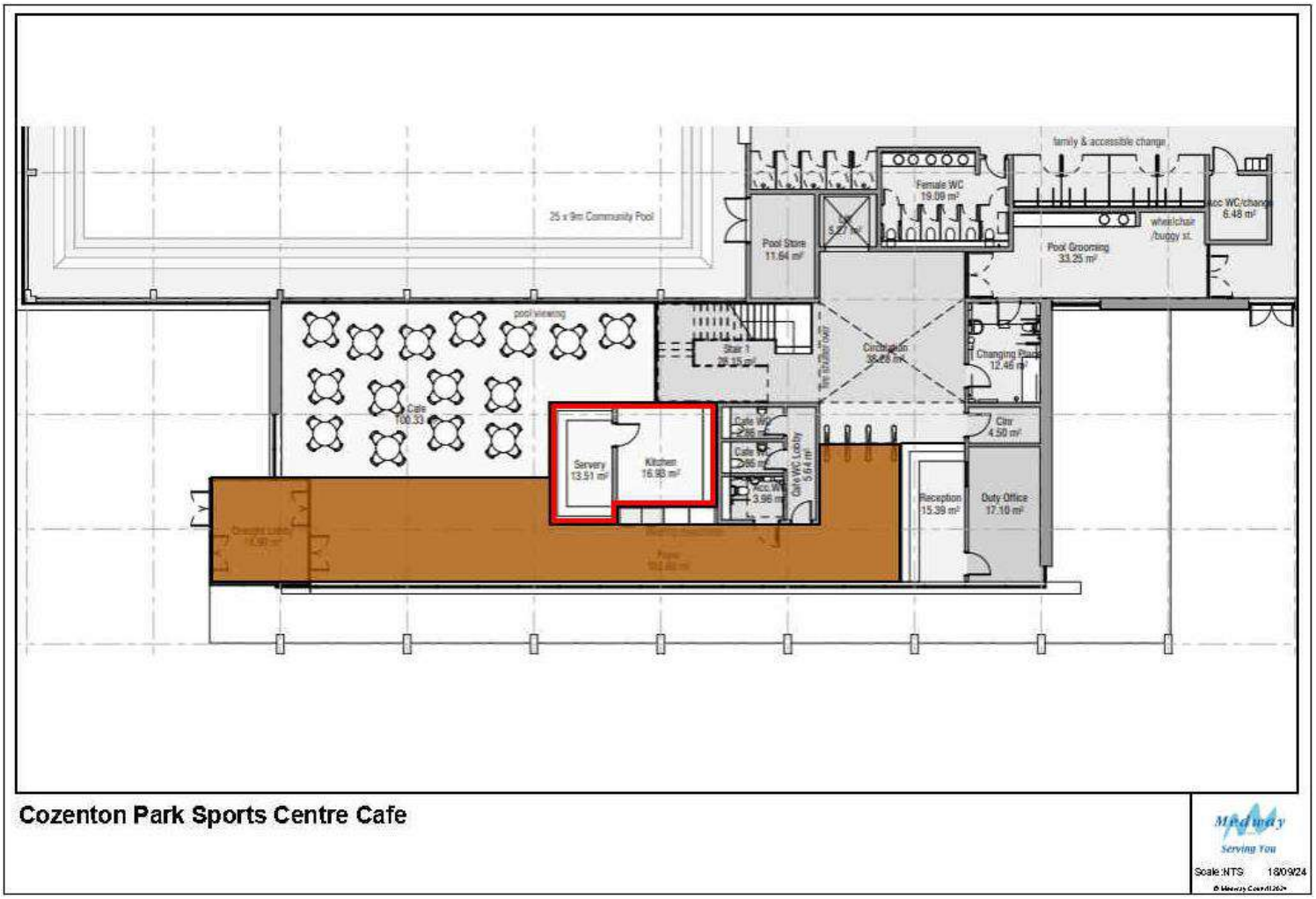
EPC:

The Energy Performance Asset Rating for this property is Band A (4).

The EPC for this property can be downloaded from Harrisons website.

VIEWING:

Mr Jonathan Creek (Maidstone)
01622 692144
jcreek@harrisons.property



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2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
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Ref: 18/10/24 / PP / 6470

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